

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

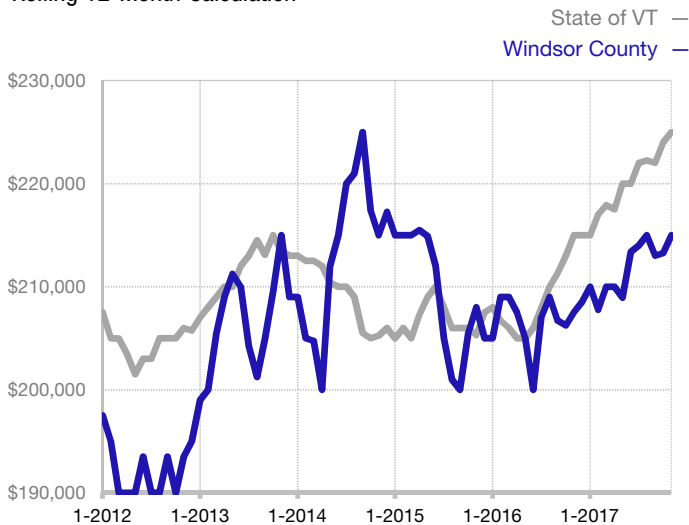
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	71	62	- 12.7%	1,289	1,238	- 4.0%
Pending Sales	51	71	+ 39.2%	642	804	+ 25.2%
Closed Sales	71	67	- 5.6%	616	763	+ 23.9%
Median Sales Price*	\$194,750	\$217,000	+ 11.4%	\$208,500	\$215,000	+ 3.1%
Average Sales Price*	\$276,191	\$326,209	+ 18.1%	\$275,536	\$303,546	+ 10.2%
Percent of Original List Price Received*	87.6%	90.7%	+ 3.5%	87.4%	89.5%	+ 2.4%
Days on Market Until Sale	191	132	- 30.9%	216	162	- 25.0%
Inventory of Homes for Sale	937	757	- 19.2%	--	--	--
Months Supply of Inventory	16.4	10.7	- 34.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	16	18	+ 12.5%	304	260	- 14.5%
Pending Sales	9	12	+ 33.3%	188	178	- 5.3%
Closed Sales	10	16	+ 60.0%	185	167	- 9.7%
Median Sales Price*	\$144,500	\$190,500	+ 31.8%	\$152,500	\$162,500	+ 6.6%
Average Sales Price*	\$193,800	\$208,994	+ 7.8%	\$203,306	\$195,373	- 3.9%
Percent of Original List Price Received*	90.6%	89.0%	- 1.8%	90.1%	89.7%	- 0.4%
Days on Market Until Sale	141	182	+ 29.1%	209	156	- 25.4%
Inventory of Homes for Sale	258	217	- 15.9%	--	--	--
Months Supply of Inventory	15.4	13.8	- 10.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

